

IN RE: PETITION FOR ZONING VARIANCE
E/S Greenspring Avenue, 761.13'
W of Mariposa Road
3rd Election District
2nd Councilmanic District
Diversified-Greenspring Ave.
Ltd. Partnership
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-211-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit building separations of 25 feet in lieu of the required 30 feet for building heights between 25 and 30 feet for "Greenspring East, Section 1" (46 lots) as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by Ellwood A. Sinsky, Vice President, D.I.A. Greenspring Avenue, Inc., a General Partner, and Fred Lampel, Vice President, Ryland Homes, appeared, testified, and were represented by Robert A. McFarland, Esquire. Also appearing on behalf of the Petition was Sam Shockley with Development Engineering Consultants, Inc. There were no Protestants.

Testimony indicated that the subject property, split zoned D.R. 2 and D.R. 3.5, consists of approximately 36 acres and is located off of Greenspring Avenue in the vicinity of Sugarcone Road. The property is the site of the proposed Greenspring East, Section 1 subdivision which is to be developed into 46 lots. Mr. Lampel testified that due to the architectural modifications of the roof structures of the proposed homes, a higher pitched roof has been developed which will result in building heights of 28 and 1/2 feet. Mr. Lampel testified that the interior design of the proposed homes is the same as homes built by Ryland Homes that are 25 feet high. Petitioners testified the variances are being requested at this

time to permit potential building lot buyers the ability to choose the model which best meets their particular needs at the time of purchase. Since Petitioners cannot determine which model will be placed on which lot, testimony indicated the variance has been generally requested. Testimony indicated that in many instances, 30-foot side yard setbacks will result. Petitioners indicated the proposed homes are from their "Executive" series and are compatible with the neighborhood and meet present marketing demands. Petitioners argued that the granting of the variance will not result in any detriment to the health, safety or general welfare of the public and in fact will be an economic benefit to this development and adjoining communities. Further, Petitioners argued that a denial of the variance will result in practical hardship.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R.

-2-

and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of December, 1988 that the Petition for Zoning Variance to permit building separations of 25 feet in lieu of the required 30 feet for building heights between 25 and 30 feet for "Greenspring East, Section 1" (46 lots), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioners may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioners shall not request any other front, rear, and/or side variances for this Development.

ANN:bjs

Per: *[Signature]*
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date: 12/15/88
By: *[Signature]*

-3-

PETITION FOR ZONING VARIANCE #114 89-211-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2-C-1 to permit building separation of 25 feet in lieu of the required 30 feet for building heights between 25 and 30 feet for "Greenspring East, Section 1" (46 lots).

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
- 1) Smaller units in proposed development would be inconsistent with adjacent properties.
 - 2) Height reduction in proposed units would be impractical for builder. Maximum unit height is 28.04 feet.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
THE RYLAND GROUP, INC.
BALTIMORE DIVISION
(Type or Print Name)
Signature: *[Signature]*
Address: 1330 YORK ROAD, SUITE 110
CITY AND STATE: ANNE ARUNDEL, MD. 21093 (301) 821-5311

Legal Owner(s):
Diversified Greenspring Ave. Ltd. Partnership
Gen'l. Partner: D.I.A. Greenspring Avenue, Inc.
(Type or Print Name)
Signature: *[Signature]*
Address: 2416 Velvet Valley Way, (301) 363-6644
City and State: Owings Mills, MD 21117

Attorney for Petitioner:
POWER & MOSNER
(Type or Print Name)
Signature: *[Signature]*
Address: 21 W. SUSQUEHANNA AVENUE
CITY AND STATE: TOWSON, MD. 21204

Attorney's Telephone No.: (301) 821-1250

Name, address and phone number of agent to be contacted in case of emergency:
Development Engineering Consultants, Inc.
Steven L. Fader
6603 York Road
Baltimore, MD. 21212 (301) 377-2600

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of September 1988 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of December, 1988, at 11 o'clock A.M.

(over)

Development Engineering Consultants, Inc. Site Engineers & Surveyors

DESCRIPTION TO ACCOMPANY ZONING VARIANCE REQUEST

OUTLINE DESCRIPTION OF SECTION 1 GREENSPRING EAST LOCATED IN THE 3RD ELECTION DISTRICT OF BALTIMORE COUNTY.

Beginning for the same a point on the easterly side of Greenspring Avenue right-of-way (80 feet wide); said point being the southwestern-most corner of the subject site, thence running for the following 15 courses and distances viz:

- (1) Along a curve to the left having a radius of 2,905.01 feet for a distance of 119.91 feet;
- (2) North 03 degrees 50 minutes 35 seconds West, 157.47 feet;
- (3) North 65 degrees 50 minutes 37 seconds East, 32.66 feet;
- (4) North 03 degrees 50 minutes 35 seconds West, 64.40 feet;
- (5) Along a curve to the left having a radius of 924.93 feet for a distance of 11.74 feet;
- (6) South 64 degrees 50 minutes 37 seconds West, 20.96 feet;
- (7) North 03 degrees 25 minutes 27 seconds East, 372.11 feet;
- (8) North 68 degrees 30 minutes 00 seconds East, 1,841.00 feet;
- (9) North 41 degrees 38 minutes 00 seconds East, 50.65 feet;
- (10) South 48 degrees 33 minutes 45 seconds East, 300.00 feet;
- (11) South 03 degrees 36 minutes 44 seconds East, 329.84 feet;
- (12) South 61 degrees 12 minutes 00 seconds West, 1,516.75 feet;
- (13) North 71 degrees 04 minutes 00 seconds West, 330.00 feet;
- (14) South 62 degrees 08 minutes 00 seconds West, 761.13 feet to the point of beginning.

6603 York Road Baltimore, Maryland 21212 (301) 377-2600

Containing 36.589 acres of land (gross) more or less.
Being the same parcel(s) of land as recorded as "1st. Amended Section 1 Plat(s) 1 and 2. of Greenspring East" in Plat Book S.M. 57, Folios 140 and 141.

87-146
08-31-88

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd
Date of Posting: November 16, 1988
Posted for: Variance
Petitioner: Diversified Greenspring Avenue, Ltd. Partnership
Location of property: E/S Greenspring Avenue, 761.13' W. Mariposa Road
Location of Signs: East side of Greenspring Avenue, 1/2 mi. North of Sugarcone Road
Remarks: *[Signature]*
Posted by: *[Signature]*
Number of Signs: 1

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Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
887-3353
J. Robert Haines
Zoning Commissioner

December 15, 1988



Robert A. McFarland, Esquire
Power & Mosner
21 W. Susquehanna Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
E/S Greenspring Avenue, 761.13' W of Mariposa Road
3rd Election District - 2nd Councilmanic District
Diversified-Greenspring Avenue Ltd. Partnership - Petitioners
Case No. 89-211-A

Dear Mr. McFarland:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

[Signature]
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:bjs

cc: People's Counsel

File

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 13, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Nov. 17, 1988.

THE JEFFERSONIAN,

[Signature]
Publisher

PO 05870
reg M 20428
case 89-211-A
price \$35.63

EST. STAR CLASSIFIED
ACE FOR NORTHWEST GOODS AND SERVICES

LEGAL NOTICE
The Zoning Commission of Baltimore County is hereby notified that the proposed rezoning of the property located at 111 W. Chesapeake Avenue, Baltimore, Maryland, is being considered for rezoning from R-1 to R-2.

LEGAL NOTICE
The Zoning Commission of Baltimore County is hereby notified that the proposed rezoning of the property located at 111 W. Chesapeake Avenue, Baltimore, Maryland, is being considered for rezoning from R-1 to R-2.

FOR RENT
AVAILABLE DEC. 15 - 3 BR. 2 1/2 bath townhouse, 2nd floor, close to metro and 795 CAC. W.D. 8415. Call 821-8884 or 585-2370.

REAL ESTATE
RENT TO BUY HOUSE - Pikesville, 5000 sq. ft. on 2nd floor 288 sq. ft., 1425. 922-7590.

CLASSIFIED INFORMATION
CALL 653-3800

WHAT'S

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-3353 / 887-3353

J. Robert Haines
Zoning Commissioner

Thomas J. Dolina, Esq.
Power and Moser
21 W. Susquehanna Avenue
Townson, Maryland 21204

Re: Petition for Zoning Variance
CASE NUMBER: 89-211-A
ES Greenspring Avenue, 761.13' W. Mariposa Road
(Greenspring East, Section 1 Development)
3rd Election District - 2nd Councilmanic
Legal Owner(s): Diversified Greenspring Avenue Limited Partnership
Contract Purchaser(s): The Ryland Group, Inc.
HEARING SCHEDULED: WEDNESDAY, DECEMBER 7, 1988 at 11:00 a.m.

Dear Mr. Dolina:

Please be advised that \$76.23 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Townson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 058991

DATE: 12/7/88 ACCOUNT: R-01-615-000

AMOUNT: 76.23

RECEIVED FROM: Diversified/Ryland

FOR: Posting Sign 12/7/88 hearing

B 8 040*****7623:8 89-211-A

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-3353 / 887-3353

J. Robert Haines
Zoning Commissioner

October 28, 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Townson, Maryland as follows:

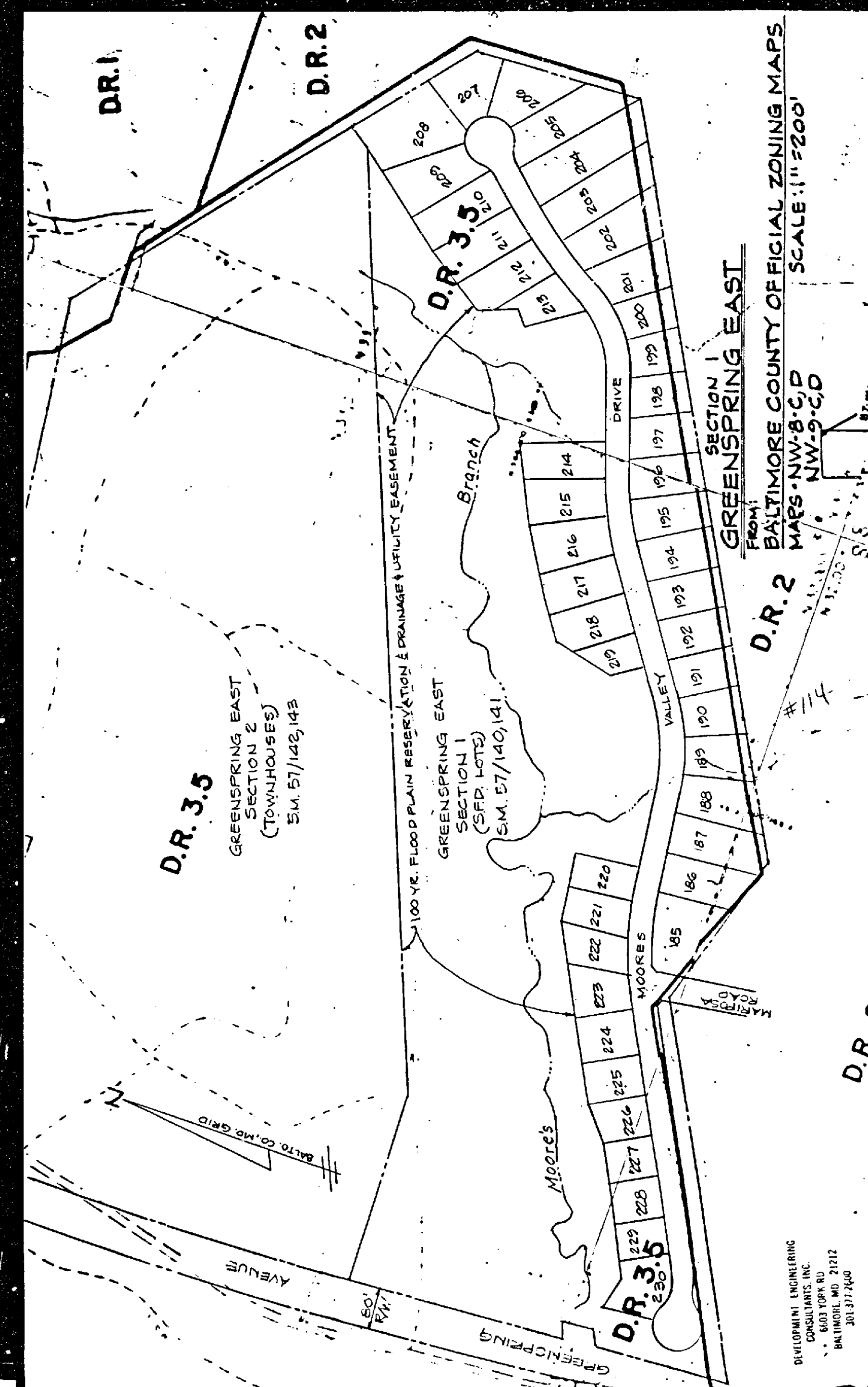
Petition for Zoning Variance
CASE NUMBER: 89-211-A
ES Greenspring Avenue, 761.13' W. Mariposa Road
(Greenspring East, Section 1 Development)
3rd Election District - 2nd Councilmanic
Legal Owner(s): Diversified Greenspring Avenue Limited Partnership
Contract Purchaser(s): The Ryland Group, Inc.
HEARING SCHEDULED: WEDNESDAY, DECEMBER 7, 1988 at 11:00 a.m.

Variance to permit building separation of 25 feet in lieu of the required 30 feet for building heights between 25 and 30 feet for "Greenspring East Section 1 (46 lots).

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
Zoning Commissioner of Baltimore County

cc: Mr. Eliwood Sinsky
Mr. Michael M. Brodsky
Thomas J. Dolina, Esq.
File



89-211-A
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Townson, Maryland 21204

Your petition has been received and accepted for filing this
20th day of September, 1988.

J. Robert Haines
Zoning Commissioner

Petitioner: Diversified/Ryland Partnership/LO
Petitioner: Ryland Group, Inc./CP
Attorney: Thomas J. Dolina

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Fire Department
Townson, Maryland 21204-2586
494-4500

Paul H. Reinke
Chief

September 27, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Townson, MD 21204

Contract Purchaser: The Ryland Group, Inc. Balto. Division

Re: Property Owner: Legal Owner - Diversified Greenspring Avenue
Ltd. Partnership Gen'l. Partner D.I.A. Greenspring Avenue, Inc.
Location: E/S Greenspring Avenue, 761.13' W. of Mariposa Rd., (Greenspring East, Section 1 Development)

Item No.: 114 Zoning Agenda: Meeting of 9/27/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "A" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 406
Townson, Maryland 21204
494-3554

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Townson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 105, 106, 108, 109, 110, 111, 113, and 114.

Very truly yours,
[Signature]
Michael S. Flanigan
Engineering Associate

MSF/lw

RECEIVED
NOV 9 1988
ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
November 29, 1988

Thomas J. Dolina, Esquire
Power and Moser
21 West Susquehanna Avenue
Townson, Maryland 21204

RE: Item No. 114, Case No. 89-211-A
Petitioner: Diversified - Greenspring Ave.
Ltd Partnership/Legal Owner
The Ryland Group, Inc./Contract
Purchaser
Petition for Zoning Variance

Dear Mr. Dolina:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt
Enclosures

cc: Steven L. Fader, Development Engineering Consultants, Inc.
6603 York Road Baltimore, Maryland 21212

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

J. Robert Haines
TO: Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

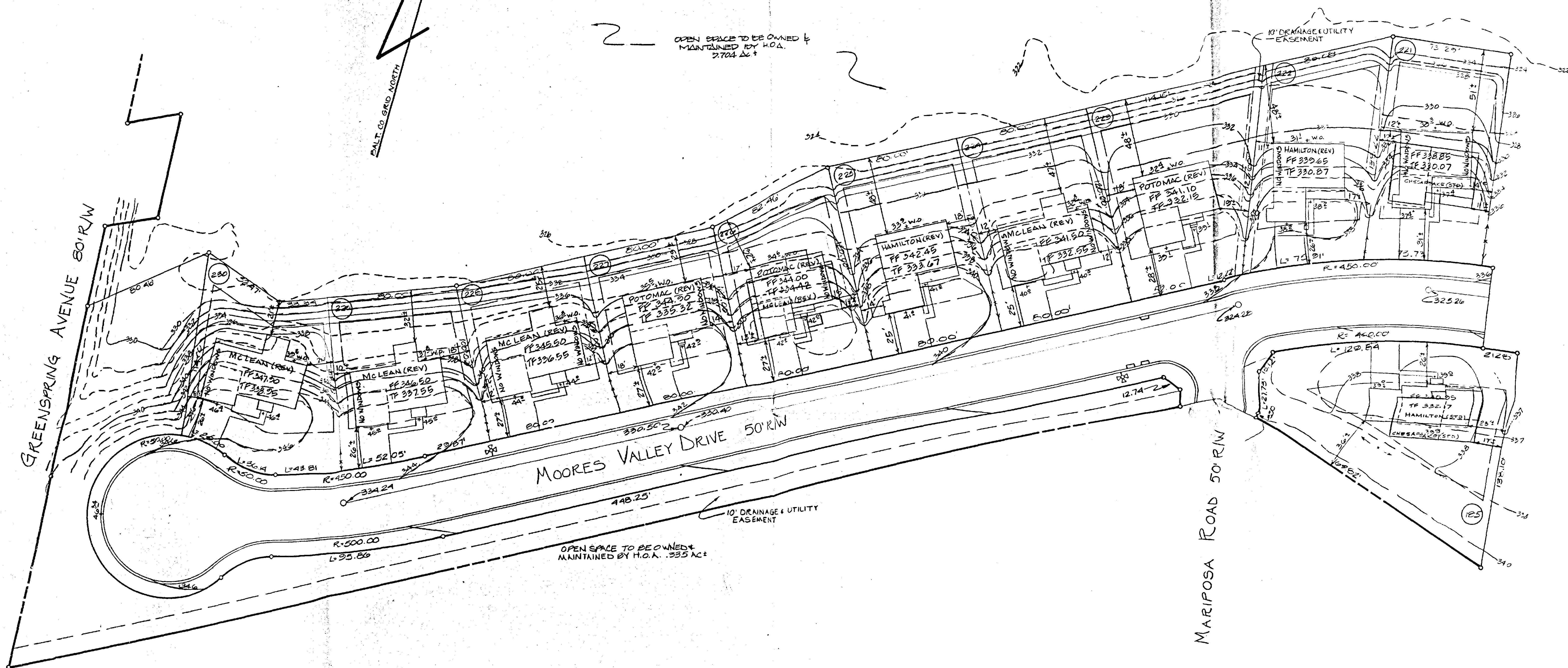
Date: November 29, 1988

Subject: Zoning Petition Nos. 89-187-A (Ryan Homes); 89-188-A (Healy); 89-202-A (Cromwell Station Joint Venture); 89-206-A (Krivitski); 89-207-A (Minton); 89-211-A (Div-Greenspring Ave.); 89-212-A (Bollinger); 89-217-A (Dobrykowski); 89-218-A (Trenches); 89-228-A (Dosse); (89-230-A [Ray] and 89-231-A [Matrick] - located in Critical Area) and 89-235-A (Blevins)

The Office of Planning and Zoning has no comment on the proposed projects except as noted:

- All requests should be subject to the site plan as shown (use, size, location) and not uniformly applied to the lot. Any substantial deviation from the construction as shown will result in voiding of the approval.

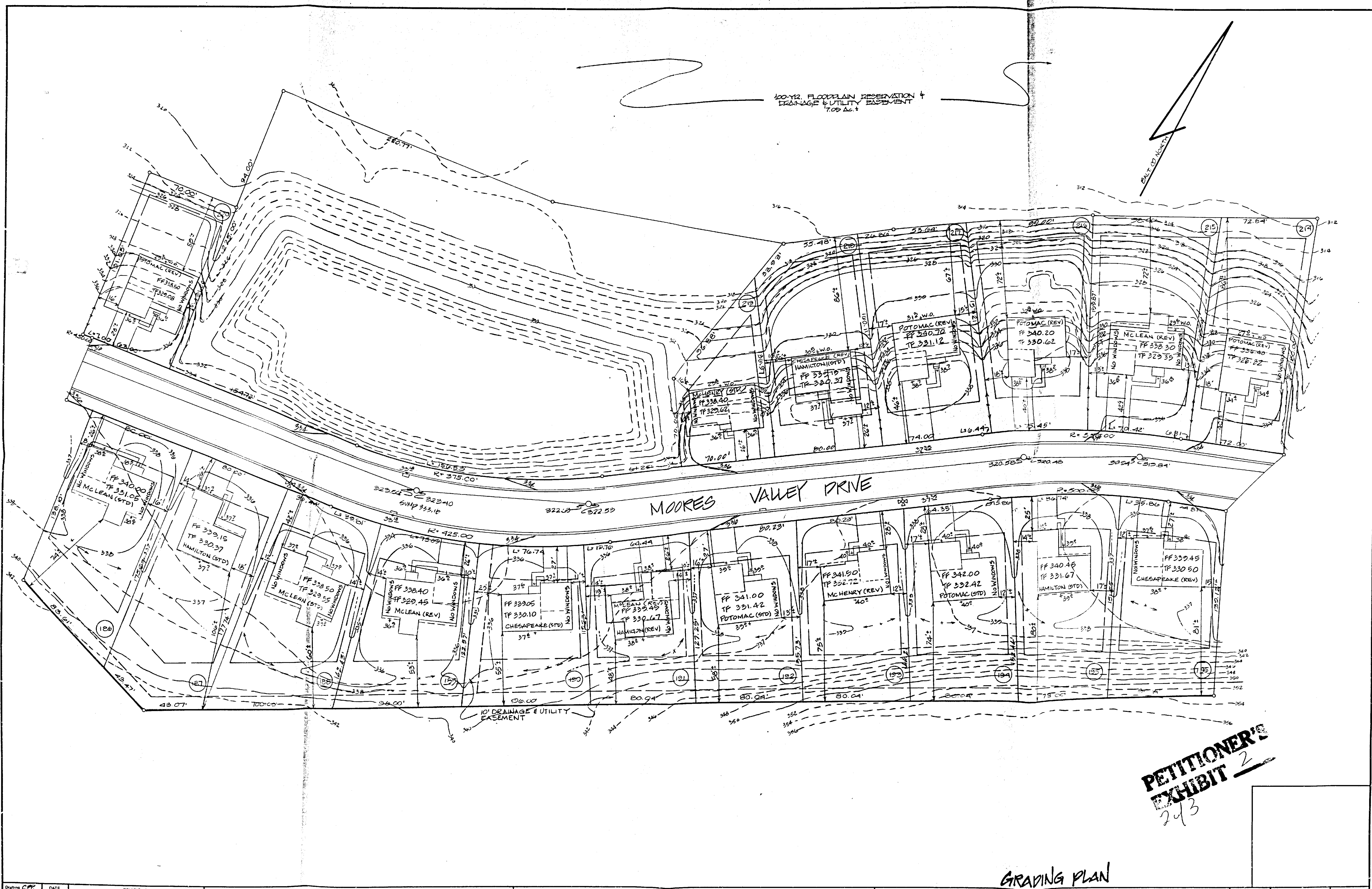
PK/sf



PETITIONER'S
EXHIBIT 2
143

Drafting C.P.P.	DATE	REVISIONS	DEVELOPMENT ENGINEERING CONSULTANTS, INC. SITE ENGINEERS & SURVEYORS BALTIMORE MARYLAND	RYLAND HOMES INC. 1300 YORK ROAD SUITE 110 LUTHERVILLE, MD. 21093	3RD ELECTION DISTRICT GREENSPRING EAST BALTIMORE COUNTY, MARYLAND	SHEET 1 OF 2	DATE 4-8-88 SCALE 1" = 50'	CONTRACT NUMBER 87-146
Check: HJK								
Design: HJK								
Check: 10-6-88		RESIDED USES ON LOTS 221 THRU 230						

GRADING PLAN



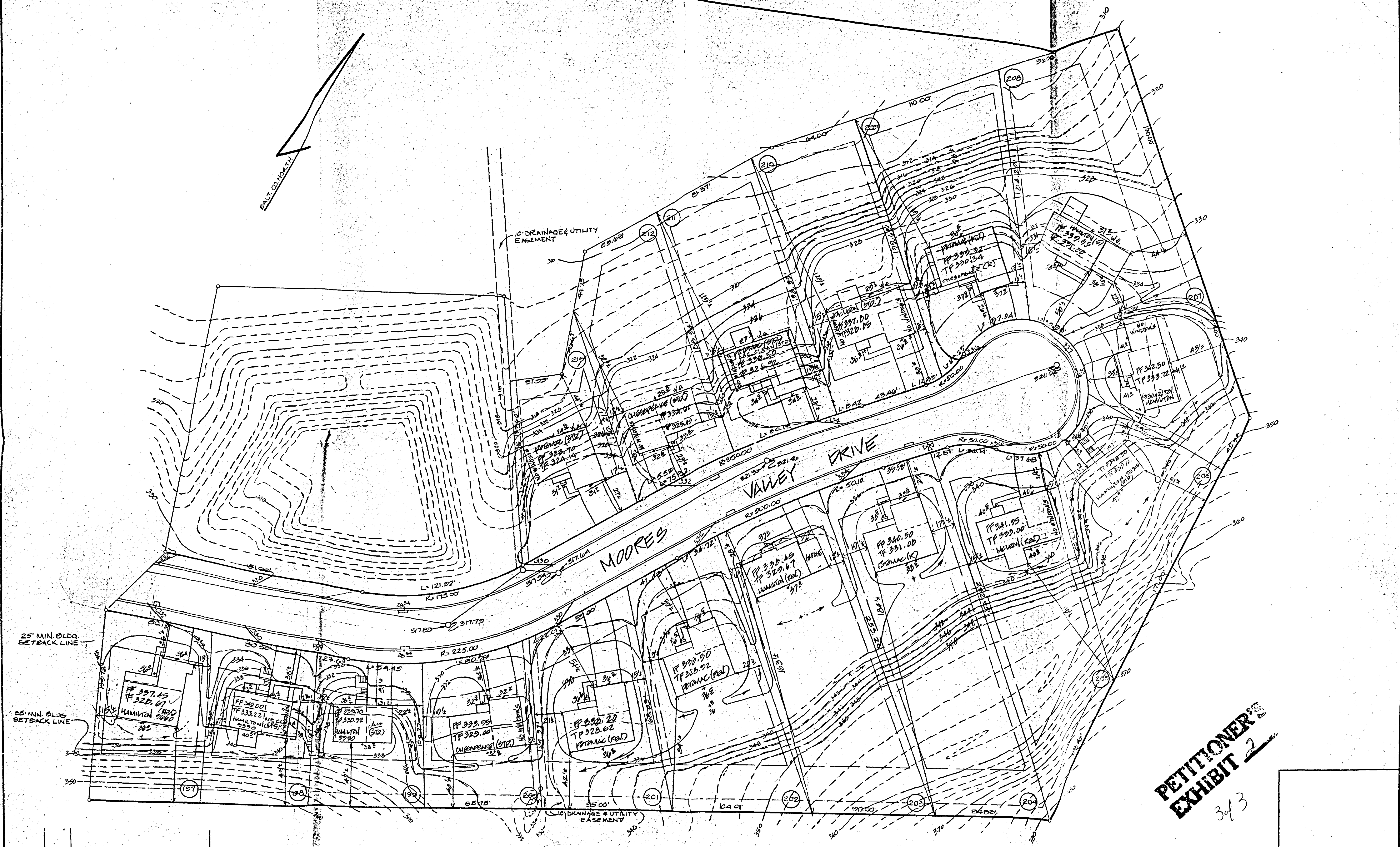
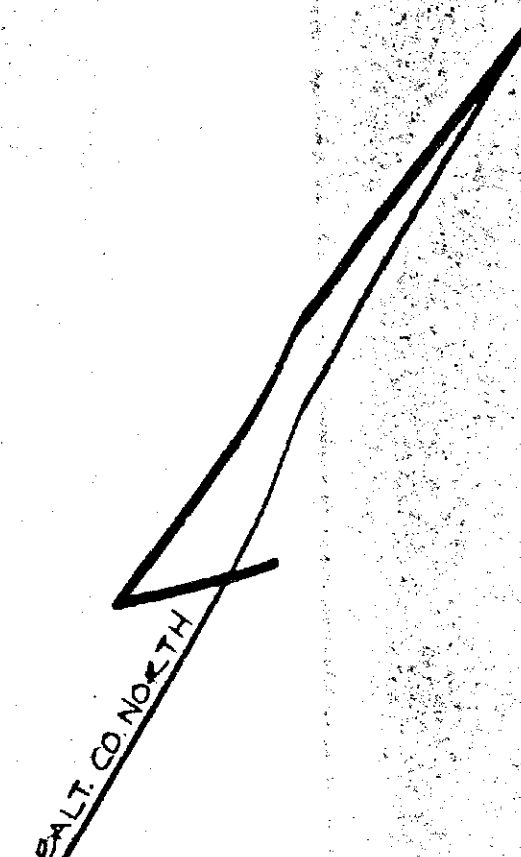
Drafting	DATE	REVISIONS
Check HJK		
Design HJK	11-21-88	LOT 120 TO MCHENRY (REV)
Check	10-6-88	RESUME USES ON ALL LOTS EXCEPT LOT 129

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
 SITE ENGINEERS & SURVEYORS
 BALTIMORE MARYLAND

RYLAND HOMES INC.
 1300 YORK ROAD SUITE 110
 LUTHERVILLE, MD. 21093

GRADING PLAN
GREENSPRING EAST
 3RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SHEET	DATE	CONTRACT
2	4-9-88	NUMBER
OF	SCALE	
3	1"=30'	5'-146'



PETITIONER'S
EXHIBIT 2
343

12-1-88	LOT 197 HAMILTON (REV) 10' INLET
11-2-88	LOT 203 TO HAMILTON (REV)
12-22-88	LOT 200 TO HAMILTON (REV)
12-23-88	LOT 204 TO POTOMAC (REV)
12-7-88	REVISIONS

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
BALTIMORE MARYLAND

RYLAND HOMES INC
1300 YORK ROAD SUITE 110
LUTHERVILLE, MD 21093

GRADING PLAN
GREEN SPRING EAST
3RD ELECTION DISTRICT
Baltimore County, Maryland

SHEET	DATE	CONTRACT
3	4-10-88	NUMBER
OF	SCALE	
3	1"=50'	27-146

Table with 6 columns: NO., NORTH, WEST, NO., NORTH, WEST. It contains coordinate data for various points along the boundary of the property.

Table with 6 columns: FROM, TO, RADIUS, DELTA, LENGTH, TAN, CHORD, CHORD BEG. It contains curve data for the property boundaries.

Table with 3 columns: THIS PLAT, TOTAL. It contains density calculations for the property.

APPROVED: [Signature] DIRECTOR OF PUBLIC WORKS DATE: 10-23-87

APPROVED: [Signature] DIRECTOR OF PLANNING AND ZONING DATE: 11-9-87

SURVEYOR'S CERTIFICATE: THE UNDERSIGNED, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN Laid OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SECTION 3-103 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

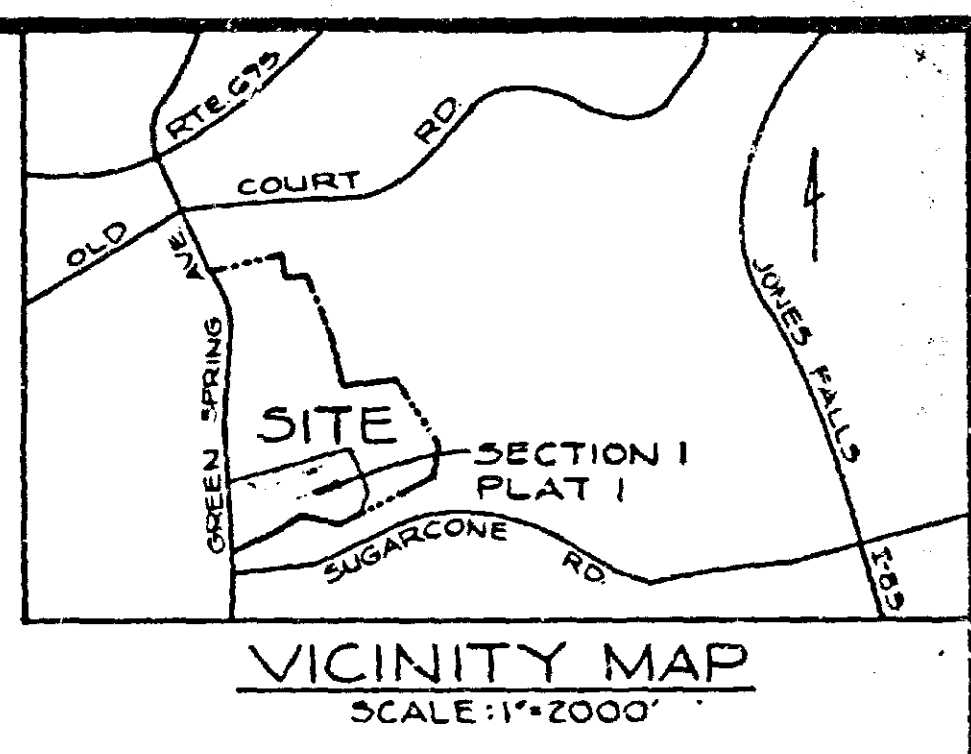
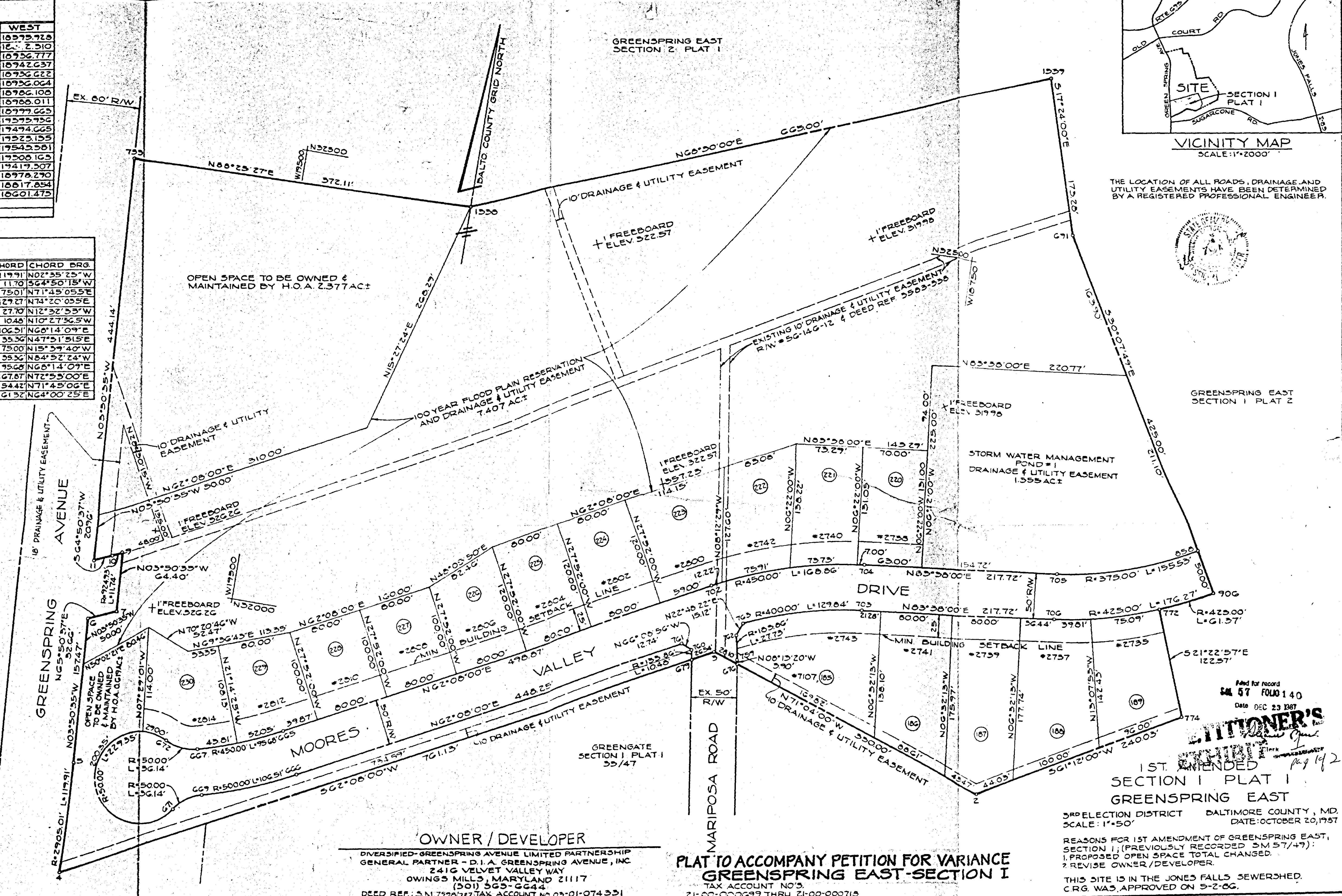
OWNER'S CERTIFICATE: THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-103 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

NOTE: THE STREETS AND/OR ROADS SHOWN HEREON AND THE EASEMENTS SHOWN HEREON ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

NOTE: 1) FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE. 2) RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THIS PLAT. 3) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF BALTIMORE COUNTY BRL 56-82 (SECTION 22-68). 4) RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY. 5) THE INFORMATION SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT. 6) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.

P.W.A. COMPLETED: 11/18/87. FINAL PLAT CHECKED: [Signature]. ENGINEERING: [Signature]. HOUSE NOS: [Signature].

ENGINEERS - SURVEYORS - LAND PLANNERS: W. DUVALL & ASSOCIATES, INC. 550 EAST JOPPA ROAD TOWSON, MARYLAND 21204 (301) 583-9571. COMPUTED BY: MAK. DRAWN BY: R.V.B. CHECKED BY: R.D.A. PROJECT NUMBER: 80056.



THE LOCATION OF ALL ROADS, DRAINAGE AND UTILITY EASEMENTS HAVE BEEN DETERMINED BY A REGISTERED PROFESSIONAL ENGINEER.



1ST AMENDED SECTION I PLAT I GREENSPRING EAST

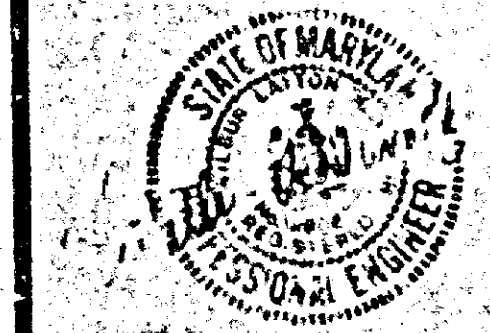
3RD ELECTION DISTRICT BALTIMORE COUNTY, MD. SCALE: 1"=50' DATE: OCTOBER 20, 1987

REASONS FOR 1ST AMENDMENT OF GREENSPRING EAST, SECTION I; (PREVIOUSLY RECORDED 5M 57/47): 1. PROPOSED OPEN SPACE TOTAL CHANGED. 2. REVISE OWNER/DEVELOPER. THIS SITE IS IN THE JONES FALLS SEWER SHED. CRG. WAS APPROVED ON 5-2-86.

COORDINATES				
NO.	NORTH	WEST	NO.	NORTH
1	52635.282	17921.363	719	52620.666
720	52635.282	17921.363	720	52620.666
721	52635.282	17921.363	721	52620.666
722	52635.282	17921.363	722	52620.666
723	52635.282	17921.363	723	52620.666
724	52635.282	17921.363	724	52620.666
725	52635.282	17921.363	725	52620.666
726	52635.282	17921.363	726	52620.666
727	52635.282	17921.363	727	52620.666
728	52635.282	17921.363	728	52620.666
729	52635.282	17921.363	729	52620.666
730	52635.282	17921.363	730	52620.666
731	52635.282	17921.363	731	52620.666
732	52635.282	17921.363	732	52620.666
733	52635.282	17921.363	733	52620.666
734	52635.282	17921.363	734	52620.666
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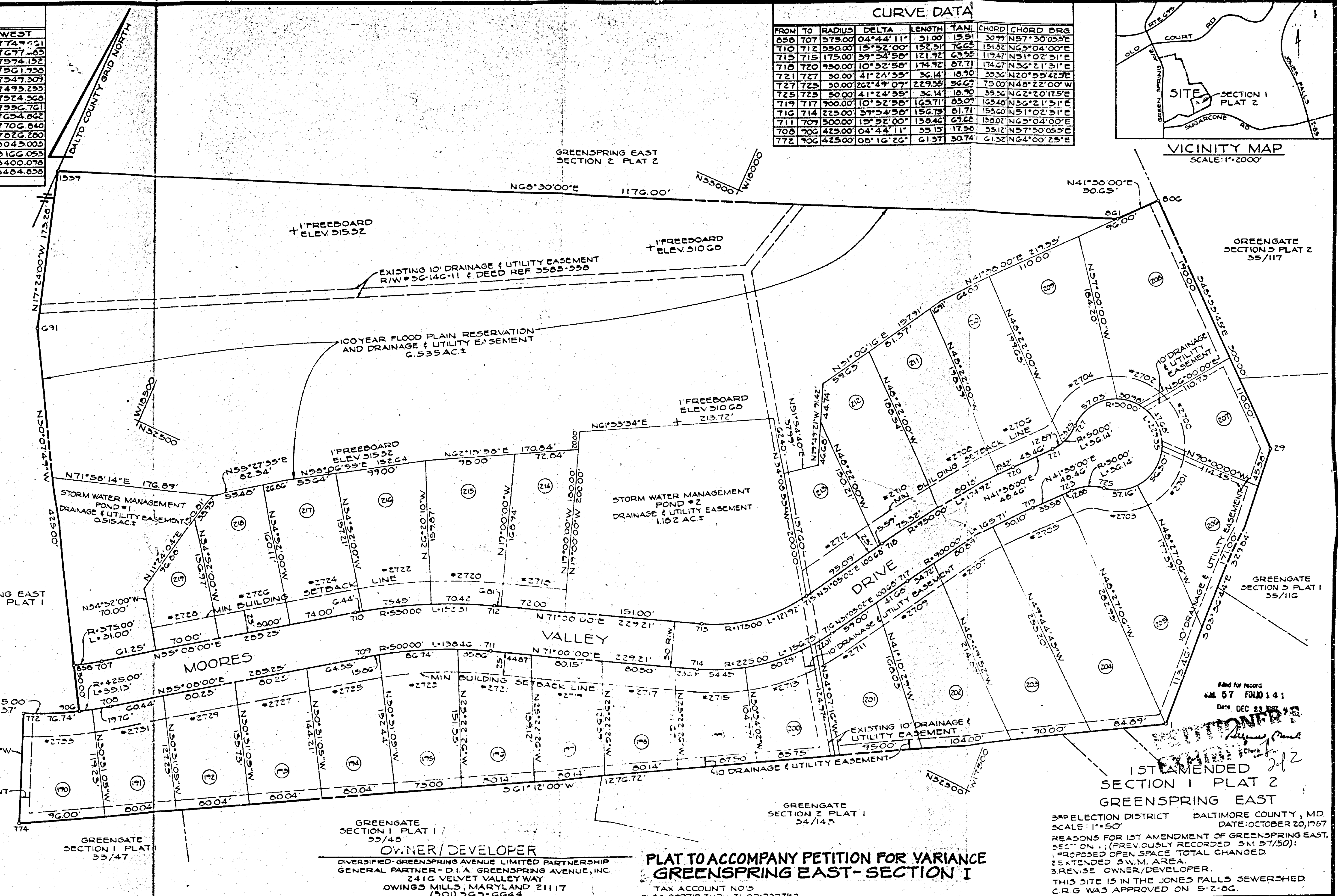
DENSITY CALCULATIONS		
	THIS PLAT	TOTAL
GROSS AREA	10.077 AC.±	91.911 AC.±
HIGHWAY DEDICATION	0.000 AC.±	1.532 AC.±
NET AREA	10.077 AC.±	90.379 AC.±
ZONING	DR 35	DR 35
LOTS PERMITTED	2 x 0.537 = 1.07	2 x 0.537 = 1.07
LOTS PROPOSED	50	510
GROSS DENSITY	50 ÷ 10.077 = 4.957	510 ÷ 91.911 = 5.549
NET DENSITY	50 ÷ 10.077 = 4.957	510 ÷ 90.379 = 5.643
OPEN SPACE REQUIRED	0.446 AC.±	4.622 AC.±
OPEN SPACE PROPOSED	3.268 AC.±	27.361 AC.±

THE LOCATION OF ALL ROADS, DRAINAGE AND UTILITY EASEMENTS HAVE BEEN DETERMINED BY A REGISTERED PROFESSIONAL ENGINEER.

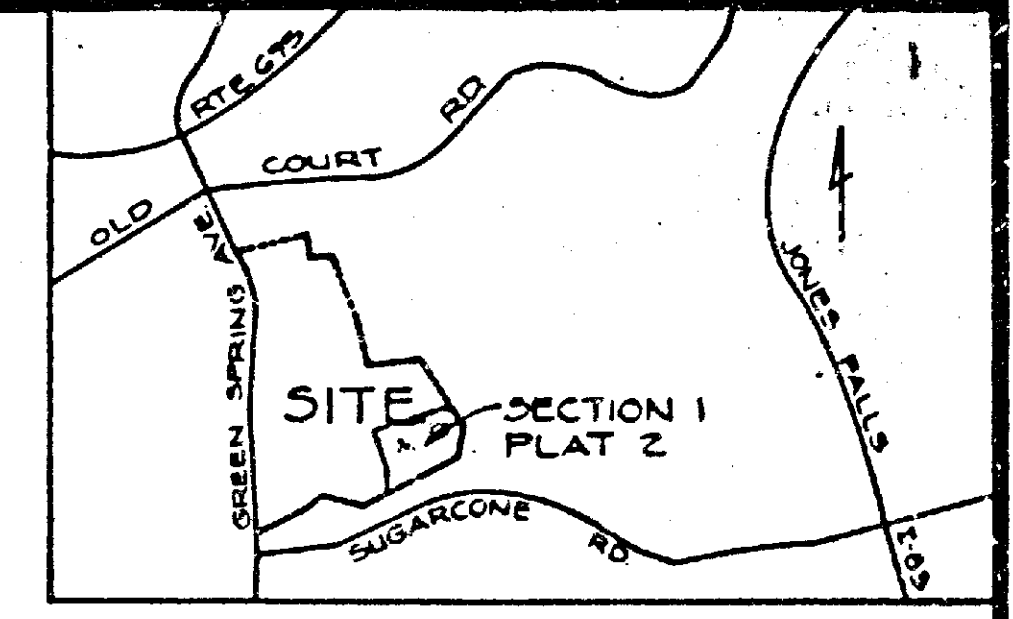


Mark A. Riedel
SIGNED FOR BOUNDARY LINE ONLY
10-22-97
PROPERTY LINE SURVEYOR REG. NO. DATE

APPROVED: [Signature]
DIRECTOR OF PUBLIC WORKS
DATE
APPROVED: [Signature]
DIRECTOR OF PLANNING AND ZONING
DATE
APPROVED: [Signature]
DIRECTOR OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
DATE



CURVE DATA							
FROM	TO	RADIUS	DELTA	LENGTH	TAN	CHORD	CHORD BRG
638	707	375.00	04°44'11"	31.00	15.51	30.77	N57°30'05"E
710	712	550.00	15°32'00"	152.51	76.65	151.02	N63°04'00"E
715	715	175.00	39°54'50"	121.92	63.55	119.47	N51°02'31"E
718	720	150.00	10°32'58"	14.92	87.71	174.67	N50°21'31"E
721	727	50.00	41°24'55"	36.14	18.70	35.36	N20°55'42"E
727	725	50.00	22°49'07"	22.75	56.67	75.00	N48°22'00"W
725	725	50.00	41°24'55"	36.14	18.70	35.36	N20°55'42"E
719	717	100.00	10°32'58"	16.57	88.09	163.48	N56°21'31"E
716	714	225.00	39°54'50"	156.73	81.71	153.02	N51°02'31"E
711	709	500.00	15°32'00"	158.46	67.66	158.02	N63°04'00"E
708	706	425.00	04°44'11"	35.13	17.56	35.12	N57°30'05"E
772	706	425.00	04°44'11"	35.13	17.56	35.12	N57°30'05"E



GREENGATE SECTION 1 PLAT 1
33/48
OWNER/DEVELOPER
DIVERSIFIED GREENSPRING AVENUE LIMITED PARTNERSHIP
GENERAL PARTNER - D.I.A. GREENSPRING AVENUE, INC.
2416 VELVET VALLEY WAY
OWINGS MILLS, MARYLAND 21117
(301) 563-6644
DEED REF. 5A1 758 727 TAX ACCOUNT NO. 03-01-074331

PLAT TO ACCOMPANY PETITION FOR VARIANCE
GREENSPRING EAST-SECTION I
TAX ACCOUNT NO'S
21-00-000719 THRU 21-00-000750

1ST AMENDED
SECTION 1 PLAT 2
GREENSPRING EAST
3RD ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1"=50'
DATE: OCTOBER 20, 1967
REASONS FOR 1ST AMENDMENT OF GREENSPRING EAST, SECTION 1, (PREVIOUSLY RECORDED 3A1 57/50):
1. PROPOSED OPEN SPACE TOTAL CHANGED
2. EXTENDED S.W.M. AREA
3. REVISE OWNER/DEVELOPER
THIS SITE IS IN THE JONES FALLS SEWER SHED
CRG WAS APPROVED ON 5-2-86.

APPROVED		SURVEYOR'S CERTIFICATE		OWNER'S CERTIFICATE		NOTE		NOTE		P.W.A. COMPLETED		ENGINEERS - SURVEYORS - LAND PLANNERS	
[Signature]		[Signature]		[Signature]		[Signature]		[Signature]		[Signature]		[Signature]	
DIRECTOR OF PUBLIC WORKS		THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN Laid OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SECTION 3-106 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.		THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-106 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.		THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.		1) FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE. 2) RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THIS PLAT. 3) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF BALTIMORE COUNTY BILL 56-82 (SECTION 22-68). 4) RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY. 5) THE INFORMATION SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT. 6) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.		FINAL PLAT CHECKED PLANNING ENGINEERING STREET NAMES HOUSE NOS. [Signature] 11-18-87		W. DUVAL & ASSOCIATES, INC. 550 EAST JOPPA ROAD TOWSON, MARYLAND 21204 (301) 563-9571	
DIRECTOR OF PLANNING AND ZONING		REQ. NO. FOR INTERIOR LOT COMPUTATIONS ONLY		DATE		DATE		DATE		COMPUTED BY: MAK		DRAWN BY: RVD	
DIRECTOR OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT		DATE		DATE		DATE		DATE		CHECKED BY: RDA		PROJECT NUMBER: 06056	